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## Kennecott Plans to Develop Land

### Mixed-use community someday may double population of S. Jordan

BY BRANDON LOOMIS

THE SALT LAKE TRIBUNE

Foreseeing a day when land development will pay more than mining, Kennecott Utah Copper and South Jordan are drawing up plans that could double the city's population.

The company is considering development options for a 3,000-acre buffer between South Jordan and its open-pit mine. The city is working on a rezone that would allow homes, shops and offices on what is now industrial land.

"It is becoming quite evident just how valuable land is becoming in that part of the valley," Kennecott spokesman Louie Cononelos said Tuesday. "We understand how extensive our holdings are and we're just trying to determine what will be their best use."

So far, Kennecott is not saying what that use might be, but South Jordan City

Planner Clark Labrum said a mixed-use residential and commercial community is in the works.

"I'll be a mixed bag," Labrum said. "We'll see some high-density areas and commercial at major intersections."

He estimated the property is big enough to double South Jordan's population to about 60,000 in the next two decades or so.

The City Council was close to considering a proposal — perhaps resulting in a rezone within a month — until Kennecott said it wanted more time to plan, Labrum said. Now it could be several months before the company presents a proposal to the city.

"They're looking at a comprehensive vision for the west side of the city, but they haven't brought us anything that we could tell you they're doing," Labrum said.

A mixed-use development would be in line with Envision Utah's growth strategies, which the nonprofit planning partnership developed to help cities

encourage walkable, transit-friendly neighborhoods where residents would not necessarily have to use a car to go to work or the store.

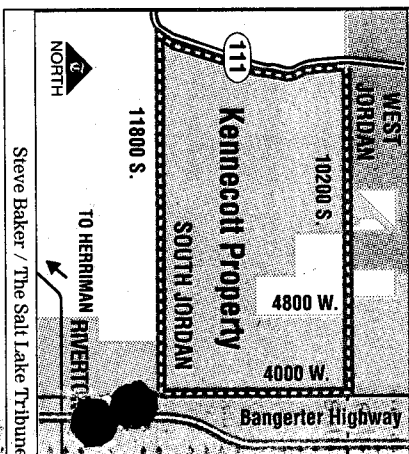
In fact, Envision Utah Executive Director Steve Holbrook said Kennecott employees have asked his office for information about the strategies.

Because the area in South Jordan was used to evaporate excess water from the mine, 270 acres remain essentially off-limits for development, Cononelos said. The evaporation ponds concentrated heavy metals that could be released into the environment if a cap were disturbed. The contamination covered 600 acres until the company cleaned up most of the ponds in the mid-1990s.

"With the exception of 270 acres, the land is available for a variety of uses," Cononelos said. "We haven't determined what those would be."

Most of the land — except for 480 unincorporated acres — has been within city limits for years, though South Jordan officials never anticipated having to change

**Kennecott's Big Plans**  
Kennecott and South Jordan are planning a mixed-use development on company land. The 3,000 acres on the city's west side eventually could double South Jordan's population.



the zoning.  
"We didn't think Kennecott would even do anything in our lifetime," Labrum said. "They're moving ahead quicker than we ever thought."

A STORIED HISTORY

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City Council